

17 Sheildaig Road

FORRES, MORAY, IV36 1FY



*An excellent two-bedroom end-of-terrace house
in Forres, a great first step on the property
ladder or investment opportunity*



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Welcome to 17 Sheildaig Road, a charming end-of-terrace house nestled in the heart of Forres. Perfectly positioned, this two-bedroom gem offers both convenience and tranquillity in equal measure.

THE LOUNGE



Relax and unwind in the generous lounge area, boasting ample space and a delightful view of the scenic surroundings.

THE KITCHEN



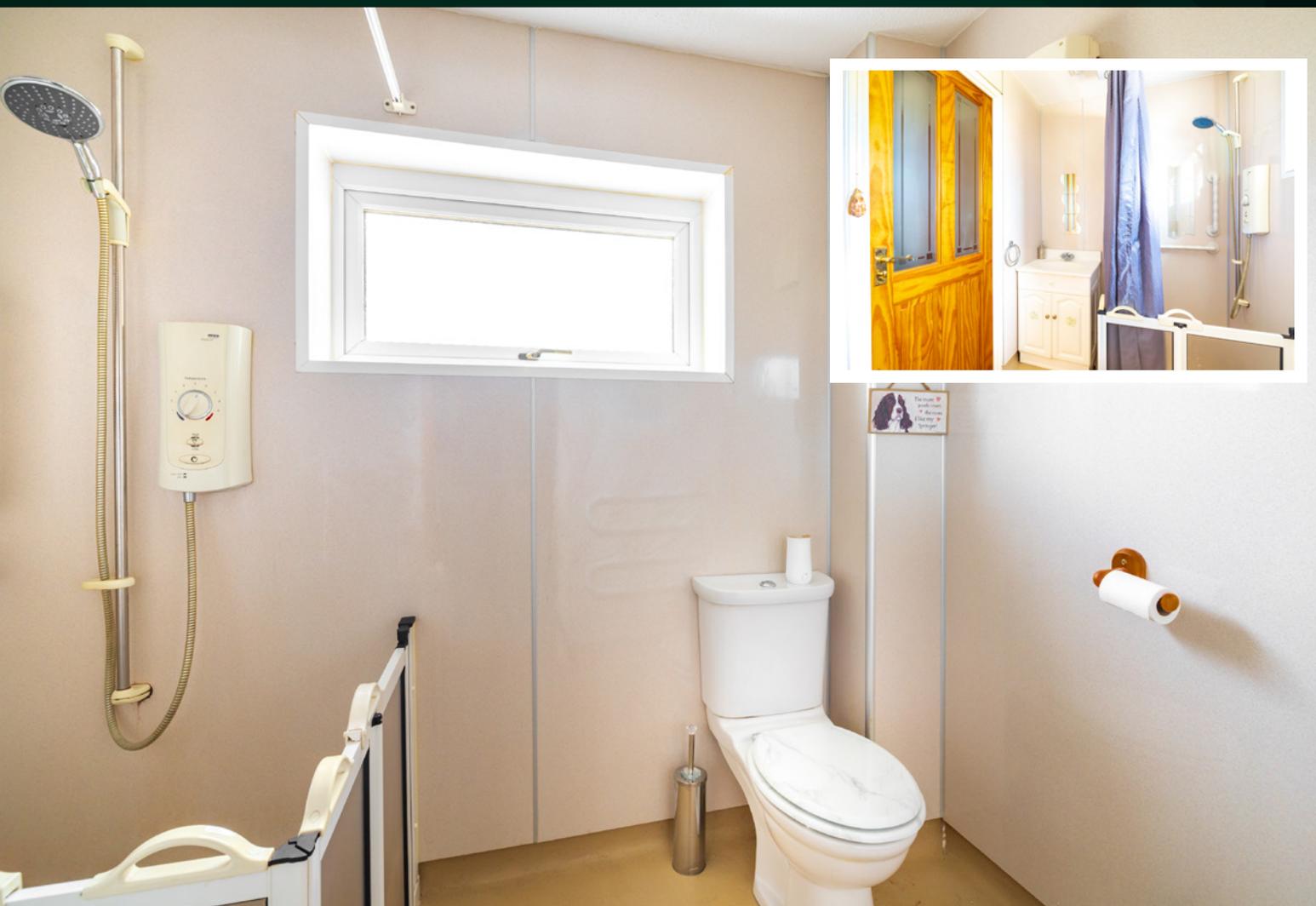
The kitchen is a chef's haven, complete with plenty of cupboard space and a cosy breakfast seating area for two. Added convenience comes in the form of a downstairs WC, ensuring comfort for residents and guests alike.





Upstairs, you'll find two bright and airy double bedrooms, each offering built-in cupboard or wardrobe space for all your storage needs. The family shower room provides practicality and style, catering to the needs of modern living.

THE SHOWER ROOM



BEDROOM 1



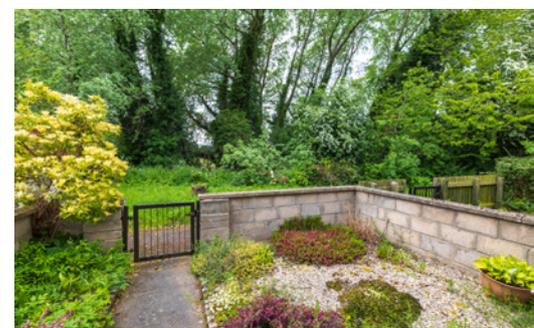
BEDROOM 2



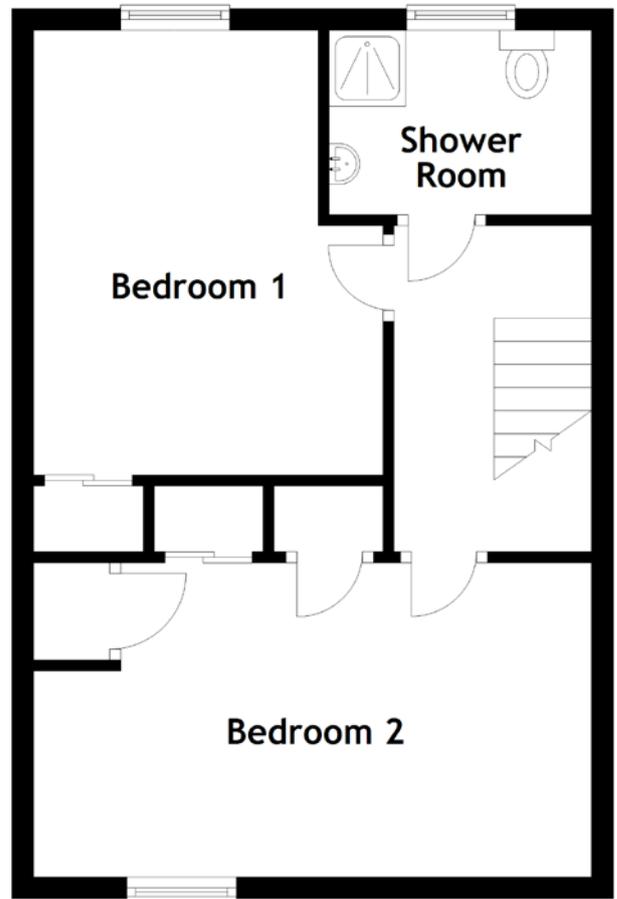
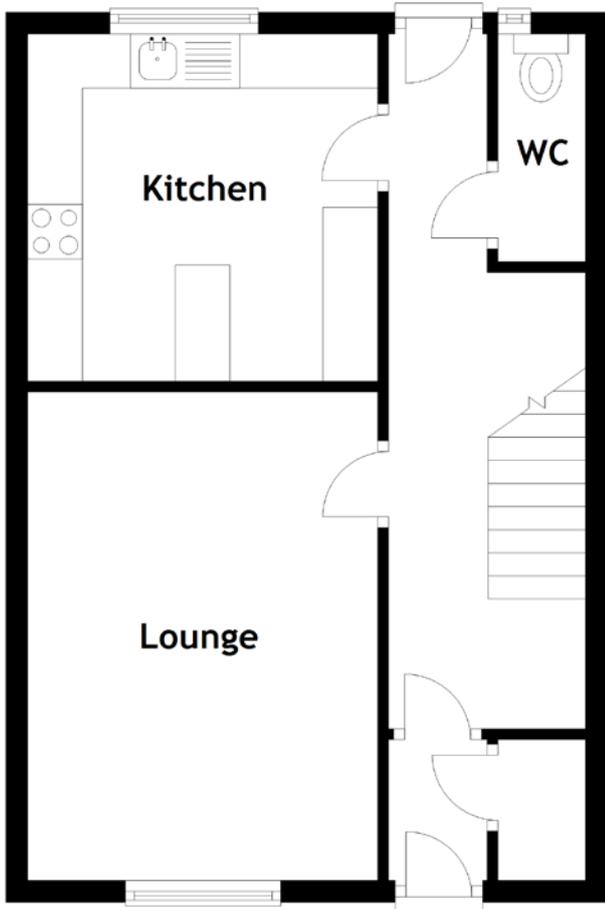
Enjoy the picturesque backdrop of woodland and trees from the front garden, creating a serene ambience that harmonises with the residential setting. The rear garden is laid with paving slabs for easy upkeep, accompanied by the convenience of an outbuilding for additional storage.

Benefit from the convenience of a resident's parking bay, ensuring hassle-free parking for homeowners.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

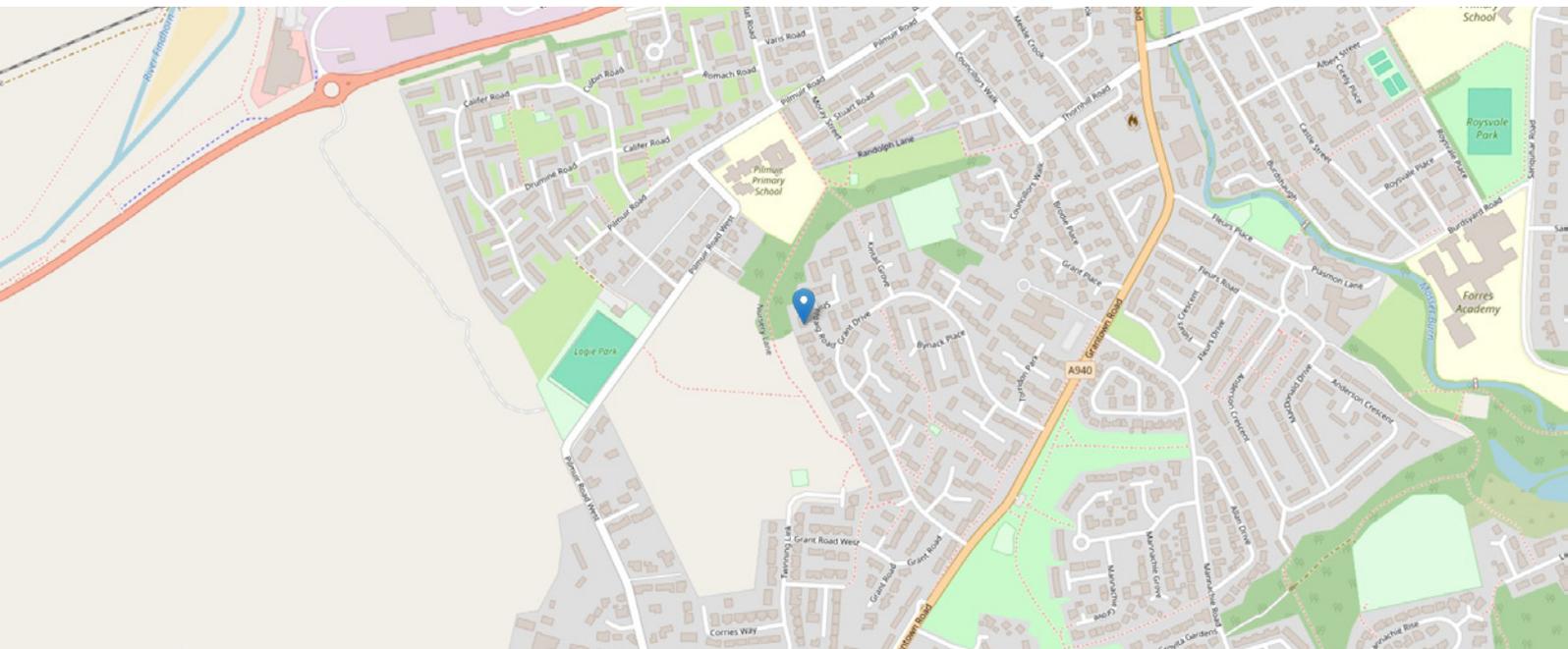


Approximate Dimensions
(Taken from the widest point)

Lounge 4.50m (14'9") x 3.20m (10'6")
 Kitchen 3.20m (10'6") x 3.20m (10'6")
 WC 2.10m (6'11") x 0.80m (2'8")

Bedroom 1 4.10m (13'5") x 3.20m (10'6")
 Bedroom 2 5.10m (16'9") x 2.90m (9'6")
 Shower Room 2.40m (7'10") x 1.70m (5'7")

Gross internal floor area (m²): 80m²
 EPC Rating: E



THE LOCATION

The attractive town of Forres is situated on the Moray coast, approximately 25 miles East of Inverness on the A96 trunk route which also connects to Aberdeen. The population of Forres is around 12,000 inhabitants. Sheildaig Road offers easy access to all local amenities including the Co-Op and K's Cafe around a 15-minute walk in one direction (0.7 miles), ideal for last-minute bits or a catch-up with friends over coffee. Then the high street and town centre are only 1.2 miles away in the opposite direction, it has a multitude of shops, cafes, pubs, restaurants and a large Supermarket superstore, there is also a modernised railway station with regular services to Inverness, Elgin, Aberdeen and a recently added Inverness Airport station which will get you to the Airport in around 21 minutes. Applegrove Primary School and Forres Academy are both within a short walk.





There are few areas of Scotland that offer such a wide range of attractions steeped in historical interest as Moray and the Moray Coast is varied and breathtaking. Forres has been a winner of Britain in Bloom award on numerous occasions and even makes an appearance in Shakespeare's Macbeth

Inverness Airport is 20 miles away and enjoys excellent air links to many UK and International destinations. Moray is also home to no fewer than fifty-one malt whisky distilleries, many of which are open to visitors. Forres itself has two distilleries, the Benromach and the Dallas Dhu, and are included in the Scottish Whisky Trail. One hour to the South of Forres, the Cairngorm Mountains offer mountain biking, walking, skiing and snowboarding to suit all abilities.

Forres has its own challenging golf course and nearby are the internationally acclaimed courses of Nairn and Castle Stuart.



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